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Milpitas Public Library

Program and Feasibility Study
Summary Report



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01 EXECUTIVE SUMMARY

The following report describes a study for the new Milpitas Public Library at the historic Milpitas Grammar School site, located at 160 North Main Street in the Midtown redevelopment area. The study included preparing a library space program, selecting an appropriate site, developing a concept design showing the organization of the program on the site, and preparing a cost plan for the project. The report has five components: This summary and four appendices. Appendix i - Library Program Overview; Appendix ii - Detailed Space Requirements; Appendix iii - Green Building Considerations; Appendix iv - Alternatives Studied

Goals

Develop a beautiful and functional library, connected to and incorporating the historic building, that stands as a signature community building

Appropriately preserve and renovate the historic Milpitas Grammar School according to the Secretary of the Interiors Standards for Rehabilitation

Provide clear pedestrian and vehicular access to avoid site congestion

Link the design of the library and its site to the Midtown Plan, which lays out development criteria and guidelines for a mixed use, high-density pedestrian/transit oriented neighborhood

Program

The consultants developed the space program based on the Needs Assessment, input from the community and standards within the Libris software. Libris is a California State Library database product containing space standards, aimed at creating a system of comparable libraries of same size throughout California. The program for the Milpitas Library describes a building of 60,000 square feet in area, and lists every space in the library, its collections and types of shelving, as well as all the furnishings and equipment. The Program also establishes guidelines for the internal organization of individual spaces. (See Appendix i and ii) The diagram in Section 02 shows the recommended sizes, locations and adjacencies of the library's internal spaces.

Flexibility and Sustainability

The program calls for a design that encourages the building to remain vital for many years to come. Incorporating flexibility into the design should address changes in use that may occur on an hourly or daily basis as well adapting to changes in use patterns over time. Spaces are intended to be multi-functional, supported by wiring and other systems that can serve several different purposes. The building will also employ elements of sustainable design such as efficient power, lighting, ventilation, and materials systems. Emphasis should be placed on durable building systems that keep maintenance costs low, and high quality interior and exterior materials that acquire a patina and "grow old gracefully", rather than show premature signs of wear.

Site Selection

The consultants originally studied available sites at the Civic Center, which resulted in the finding that all available alternatives overused the site and caused nearly unmanageable traffic congestion. In addition, all alternatives required a temporary library during construction, which caused additional expense to the project. With the help of information from several City subcommittees, commissions and City staff, the consultants identified a second site at the historic Milpitas Grammar School in the Midtown Area. They found the site to be large enough for the building and its required parking. One advantage of this approach is that the existing library can remain open until the new building is constructed, eliminating the cost of a temporary library and avoiding disruption to the community. In addition, the new library at the Grammar School location will be an important anchor to the planned mixed-use redevelopment on Main Street.

Preferred Concept

The consultants studied alternative layouts of the library program and parking on the site in order to determine the best arrangement. The recommended concept is diagrammed and discussed in Section 04 of the report. The report also includes a set of design guidelines for use in subsequent phases to allow the City to review the design as it progresses for conformance to and fulfillment of the stated guidelines.

Acknowledgments

During the study the City Council Library Subcommittee, the Library Advisory Commission, Friends of the Library, and County Library staff have reviewed the progress of the project at semi-monthly intervals.

Library Subcommittee

Jose Esteves - Mayor
Robert Livengood - Council Member

Library Advisory Commission

Marilyn Hay, Chair

Friends of the Library

Santa Clara County Library Staff
Melinda Cervantes

Sara Flowers
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City of Milpitas Staff
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Historic Preservation Consultant - *Report is available from staff under separate cover* -
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